BOSTON PUBLIC LIBRARY
3 9999 06543 482 9

Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

METROPOLITAN BOSTON REGIONAL HOUSING STRATEGY

OVDOC
BRA
T173

Produced by the Metropolitan Area Planning Council, Boston, MA

Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

J14
M59M

METROPOLITAN BOSTON REGIONAL HOUSING STRATEGY

GOALS
OBJECTIVES
POLICIES
IMPLEMENTATION TECHNIQUES

A companion report to
Policies for Land Use in Metropolitan Boston
PLUMB '78

Submitted to the full Council for endorsement on April 26, 1978
Metropolitan Area Planning Council
44 School Street, Boston, MA 02108

Digitized by the Internet Archive
in 2012 with funding from
Boston Public Library

http://www.archive.org/details/metropolitanbost1978mass

ABOUT THIS REPORT

Metropolitan Boston Regional Housing Strategy was prepared by the staff of the Metropolitan Area Planning Council under the supervision of the Executive Director. Input, review and comment came from a range of individuals and Technical Advisory Committees. The policies and recommendations in this document were endorsed by the Full Council on April 26, 1978.

The Metropolitan Area Planning Council is the officially designated regional planning agency for 101 cities and towns in the Boston metropolitan area. The Council assists its member communities in land use planning issues such as housing, transportation, economic development and water and environmental quality.

The preparation of this report was financially assisted by the cities and towns of the MAPC region and grants from the U.S. Department of Housing and Urban Development and the U.S. Department of Transportation.

The 1977-78 MAPC Officers are:

President George B. Bailey
Vice President Richard D. Dimes
Secretary Robert B. Chase
Treasurer Harry A. Kelleher

Executive Director Carla B. Johnston

Staff who worked on the report are:

Ralph Rusin (principal author of Metropolitan Boston Regional Housing Strategy)
Len Bogorad (principal author of Housing Element Summary Statement)

Additional copies of this report may be obtained for $3.00 from:

Metropolitan Area Planning Council
44 School Street
Boston, MA 02108

Publication orders must be accompanied by payment. Please make check or money order payable to the Metropolitan Area Planning Council. For specific information about the contents of the report, contact Len Bogorad, MAPC Director of Housing and Neighborhood Development at 523-2454.

CONTENTS

Introduction 1

Metropolitan Housing Goals 5

Housing Objectives 7

Policies to Guide MAPC's Housing and Community Development Actions 9

- Allocation of Subsidized Housing
- A-95 Review
- Environmental Protection
- Fair Housing/Affirmative Action

Implementation Techniques 13

Attachment
The Housing Element of the Comprehensive Plan - Summary Statement

INTRODUCTION

The residents of the MAPC region are faced with serious and growing housing problems that will continue to worsen if action is not taken to confront them. These problems include:

- o Unstable neighborhoods and deteriorating housing.
- o Insufficient production to meet the increasing need for new housing, which is leading to a potentially critical shortage of housing. This need is largely the result of children of the post-war baby boom who are new reaching the age of family formation. At the same time, housing production has declined to the lowest level since before 1960.
- o The cost of housing is out-of-line with incomes and getting worse.
- o The scarcity and cost of housing is helping to make the area less attractive to employers and employees, resulting in damage to the region's economy.
- o The very low level of production of new housing is causing extremely high unemployment rates in the construction industry.
- o Many of the region's residents lack locational choice, and there is a poor match of housing supply and housing needs in terms of size of unit, price, and tenure, resulting in a high concentration of minorities and young families in certain communities.
- o Cities and towns of the region suffer from an extremely heavy reliance on the local property tax, which makes satisfactory housing harder to afford, discourages housing investment, and leads to housing deterioration, especially in communities with particularly high tax rates.

These problems are described and analyzed in several MAPC documents prepared by MAPC during the past 1½ years, including Problems Involving the Supply of Housing in the Boston Region and Developing Housing Strategies for the Metropolitan Boston Region: Problems and Goals. The Council also analyzed local growth policy statements from all MAPC communities. The statements generally called for maintenance and rehabilitation of existing housing; creation or maintenance of a mix of population, including the provision of housing for the elderly and for young families; and preservation of community character by slow to moderate growth that can be planned for and controlled.

As an outgrowth of this analysis, the staff and the Technical Advisory Committee on Housing have designed a strategy for local, regional and state actions that would alleviate these problems. The strategy has three components: maintenance and revitalization of existing housing and neighborhoods throughout the region; removal of obstacles to more effective operation of the private housing market in meeting housing needs; development of shared growth management techniques to equitably distribute the responsibility for meeting regional housing needs. These components are described in more detail in the soon-to-be published MAPC booklet, Facing the Region's Housing Problems.

Metropolitan Boston Regional Housing Strategy is a companion to Policies for Land Use in Metropolitan Boston and the two should be reviewed together. They share a common objective of promoting a balance of land uses in the metropolitan area which will result in providing each resident of the region the choice of an urban, suburban, or rural life style. This requires meeting the region's housing needs for persons of all incomes in all three types of communities.

To satisfy federal mandate within the HUD 701 grants received each year by MAPC, MAPC must approve this year "a housing element of a comprehensive plan." Metropolitan Boston Regional Housing Strategy, together with back-up material prepared in HUD format, is intended to satisfy that mandate.

The Council will use the appropriate sections of these documents as the initial data base for preparing an areawide Housing Opportunity Plan (HOP). Adoption of a HOP will provide the member communities of the Metropolitan Area Planning Council with greater control over the allocation of housing subsidies as well as eligibility for bonus community development and housing funding. The Council, in collaboration with individual communities within MAPC subregions, expects to develop such a plan during the coming months. The HOP must be approved by a minimum of 51 of the Council's communities, constituting 75% of the region's population, in order to be accepte by HUD.

The Council's housing planning efforts have concentrated on the actions which the Council, and primarily the local communities it serves, can take to improve housing conditions in the region.

The following pages contain a list of housing goals, objectives, and policies that the Council will pursue to encourage activities of state and local governments and of the private market to meet current and future housing needs in the Boston region.

The objectives describe the conditions necessary for the region's housing market to adequately serve the housing needs of the region's population over the next 25 years. In addition to these objectives, Appendix 1 of the HUD Housing Element Summary Statement (see Attachment) contains initial estimates of the need for new construction at the subregional level and local need estimates to illustrate and begin discussion on how these subregional needs might be distributed at the local level. A method for allocating subsidized housing resources and initial allocation figures are included in Appendix 2 of the Summary Statement.

Tools to begin to implement a regional housing strategy include development of a Housing Opportunity Plan; models for local ordinance modifications; legislative options for dealing with such issues as unwieldly regulations and red tape, shared growth housing, and property tax reform; and technical assistance programs on a range of issues for landlords, builders, and public officials. While many of these tools are in development stages and will come to Council attention in FY 79, pages 8-9 of this document give a preliminary list of the implementation techniques and the status of their development for public use.

MAPC's aim is to achieve a set of functional regional plans/policies/certification documents that are compatible with each other, share common goals for the region, and lead from planning to public policy to implementation in a comprehensive and coordinated way. Included among these documents are: Regional Land Use Strategy - PLUMB '78; Transportation Improvement Program, Overall Economic Development Plan, 208 Water Quality Management Plan, and Open Space Plan.

METROPOLITAN HOUSING GOALS

The Metropolitan Area Planning Council shall pursue in all its activities the following goals for providing adequate housing for the region's population.

BASIC GOAL: A decent home and a suitable living environment for every resident of the metropolitan Boston region.

SUB-GOALS:

1. The maintenance and rehabilitation of existing housing and the preservation and revitalization of neighborhoods to meet the regional housing need to the extent possible.

2. Sufficient housing production to eliminate the gap between the supply of existing housing and the regional housing need and to provide for a range of housing opportunities.

3. A range of densities, housing types, and prices in all communities of the region, consistent with sound planning and sensitive to environmental concerns, including encouragement of owner occupancy by households of all income levels.

4. All communities receptive to all age, income, and minority groups in all areas of the region, to facilitate freedom of choice and equal access to employment, sound neighborhoods, and public services.

5. Continuing efforts to meet the housing needs of the households of the region, and especially of those of low amd moderate income, through measures that reduce the cost of housing and/or effectively increase the amount of income available for housing.

HOUSING OBJECTIVES

In 1970, there was a minimum of 100,000 substandard dwellling units in the Boston region. These units must be either rehabilitated or replaced. In addition, each year the communities in the Council region lose dwelling units to fires, demolitions, public and private redevelopment activities, and mergers of smaller units into larger units. A standard rule of thumb in estimating replacement needs is to set annual replacement needs equal to 1% of the total number of housing units. This would be approximately 10,746 units per year. However, if greater emphasis is placed on reinvesting in the existing supply of housing, then replacement needs can be brought down to only 0.5% or 5,373 units per year. It must be emphasized that this low rate of replacement can only be accomplished through substantial rehabilitation of over 5,000 units per year, and much higher maintenance expenditures to offset natural deterioration of the region's older housing supply. 1

In addition to rehabilitation and new construction for replacing lost housing, there is a need for new construction to meet the needs of new households. Through the next 25 years, an increasingly larger proportion of our population will be in the adult age brackets. This will result in a faster increase in households then in population. Consequently, while the region's population will increase by approximately 371,900 persons or less than ½% per year, the number of households is estimated to increase by 228,138 or slightly less than 1% per year. Consequently, there must be an expansion in the existing supply of housing of 9,126 units per year over the next 25 years in order to meet the needs of new households. 2

In 1970, there was a total of 261,294 households in need of some form of housing assistance.3 As of January 1, 1976, 31,455 of these households had received assistance. At that rate of effort, it will take until the year 2020 before the 1970 need is fully met. Meanwhile, as the number of households in the region increases and as increases in housing costs outpace increases in income, this need will increase. The problem is further aggravated by the increasing proportion of our households made up of the elderly and consequently on relatively fixed incomes. These numbers illustrate the critical need to increase housing subsidies in this region, improve the ability of the private market to respond to these needs, and use all opportunities to increase the average, disposable family income in the region.

In response to these and other housing problems the Council adopts the following objectives as necessary for meeting regional housing needs. The Council will pursue policies and programs to help the region achieve these objectives.

---

1. For further discussion of substandard housing and replacement needs in the metropolitan Boston region see Housing Element Summary Statement (see Attachment).
2. A more detailed explanation of new construction requirements can be found in Housing Element Summary Statement (see Attachment) and in the MAPC report Problems Involving the Supply of Housing in the Boston Region.
3. These subsidized housing needs are listed for each community in MAPC's report Low and Moderate Income Housing Needs in the Boston Region (October 1974).

LONG-TERM HOUSING OBJECTIVES

1. Achieve sufficient investment in rehabilitation and housing maintenance to limit the loss of dwelling units to less than 5,000 per year. To achieve this objective, a minimum of 4,000 to 5,000 dwelling units will require significant rehabilitation each year.

2. Increase efforts to conserve and revitalize existing neighborhoods.

3. Achieve an overall volume of housing production of 16,000 new dwelling units per year over the next five years and 14,500 new dwelling units per year over the 20 years thereafter for the metropolitan Boston region. In addition to conventional new construction, the region should employ reuse of existing structures and conversion of larger dwellings into two or more smaller units.

4. Achieve a balance within each subarea of the region between jobs and housing in terms of quantity and distribution of prices and incomes.

5. Maintain a rental vacancy rate of 5% and owner-occupied vacancy rate of 2% throughout the region, to provide sufficient housing opportunities for normal movement of households and to avoid inflationary price increases, but with sufficient demand to attract continued investment in housing.

6. Increase the number of subsidized units by an average of 11,500 units per year through subsidies for rehabilitation, existing units, new construction as well as through general income subsidies and housing assistance programs. Every city and town in the region has a responsibility to accommodate some portion of the region's low and moderate income housing needs.

7. Achieve a balance between increases in family income and increases in the cost of housing in terms of acquisition costs, property taxes, financing costs, and heating.

8. Promote ecologically sound ways to reduce housing costs.

9. Eliminate discrimination in the region's real estate market.

---

* The higher production rate during the next five years is required to make up part of the deficit caused by extremely low production levels since 1973.

OUTLINE OF REGIONAL HOUSING STRATEGY

RELATED GOALS	LONG-TERM OBJECTIVE (2000)	FIRST YEAR OBJECTIVE / SECOND YEAR OBJECTIVE	POLICY AND PROGRAM RESPONSES (WITH REFERENCES TO TEXT ON PAGES 9-15)
The maintenance and rehabilitation of existing housing and the preservation and revitalization of neighborhoods to meet the regional housing need to the extent possible.	Achieve sufficient investment in rehabilitation and housing maintenance to limit the loss of dwelling units to less than 5,000 per year. To achieve this objective, a minimum of 4,000 to 5,000 dwelling units will require significant rehabilitation each year.	Reduce loss of existing housing, target of average of 5,000 units per year or less if possible over next two years.	• Establish Rehabilitation Resource Center (E-1); • Council workshops (E-2); • Continue to work on property tax reform packages (G-1); • Examine and develop regulatory procedures to encourage rehabilitation and reuse, and to discourage unnecessary demolitions (E-8).
	Increase efforts to conserve and revitalize existing neighburhoods.	Conserve existing neighborhoods/ Continue first year objective.	• Avoid concentrations of subsidized housing in neighborhoods, giving high priority in A-95 review for projects which will improve lower income neighborhoods and neighborhood balance (A-3, B-1, B-2); • Establish programs of technical assistance on neighborhood revitalization methods and provide public information forum on neighborhood success stories, including case studies and media articles (E-1, 1-2); • Support funding of MHMFA (H-3); • Identify significant public buildings and suggest ways to incorporate preservatiun and reuse of these structures with revitalization of existing centers (E-9); • Encourage cooperation between neighborhuods and local governments (E-1); • Prepare publications, such as a guide to MAPC community development resources and an urban design manual (E-4).
Sufficient housing production to eliminate the gap between the supply of existing housing and the regional housing need and to provide for a range of housing opportunities.	Achieve an overall volume of housing production of 16,000 new dwelling units per year over the next five years and 14,500 new dwelling units per year over the 20 years thereafter for the metropolitan Boston region.* In addition to conventional new construction, the region should employ reuse of existing structures and conversion of larger dwellings into two or more smaller units.	Increase housing production (including new construction, reuse of older buildings, conversions of single units into 2 or more dwelling units). Targets: Achieve a housing production rate of 10,000 units per year/ Increase production to 13,000 units per year.	• A-95 priority to communities accommodating needs (B-3); • Write model ordinances, assist in local use of them, and provide other assistance to help streamline local regulations (E-3, E-8); • Review zoning changes for impact on huusing needs (F-1); • Participate in development of shared growth legislation (H-1); • Continue public information on regional housing needs (I-1).
		Expand the adaptive reuse of existing structures/ Continue first year objective.	• Provide technical assistance on the reuse of older structures and encourage the use of this concept as a method of minimizing environmental impacts of meeting region's housing needs (C-1, E-5); • Assist communities in eliminating obstacles to reuse through the development of model ordinances and workshops, and encourage reuse through case abstracts and public information (E-2, E-3, E-8, I-1); • Coordinate Council's efforts on building reuse with other agencies and organizations, such as OCA (J-1).

*The higher production rate during the next five years is required to make up part of the deficit since 1973.

OUTLINE OF REGIONAL HOUSING STRATEGY

RELATED GOALS	LONG-TERM OBJECTIVE (2000)	FIRST YEAR OBJECTIVE / SECOND YEAR OBJECTIVE	POLICY AND PROGRAM RESPONSES (WITH REFERENCES TO TEXT ON PAGES 9 - 15)
A range of densities, housing types, and prices in all communities of the region, consistent with sound planning and sensitive to environmental concerns, including encouragement of owner occupancy by households of all income levels.	Achieve a balance within each subarea of the region between jobs and housing in terms of quantity and distribution of prices and incomes.	Improve the balance between employment growth and new housing cunstruction by subregion/ Continue with first year objective.	•Conduct zoning reviews (F-1); •Shared growth legislation (H-1); •Develop pilot, subregional memorandums of understanding on sharing growth and facilities on subregional basis (E-6, H-1).
	Maintain a rental vacancy rate of 5% and owner-occupied vacancy rate of 2% throughout the region, to provide sufficient housing opportunities for normal movement of households and to avoid inflationary price increases, but with sufficient demand to attract continued investment in housing.	Strengthen housing demand in older neighborhoods and increase housing production, especially multi-family development in suburban areas/ Continue first year objective.	•This objective will be pursued by following the policies and program responses outlined above for conserving neighborhoods and increasing production. Shared growth legislation and studies relevant to this issue will greatly aid in maintaining geographic balance in housing demand (H-1); •Work with and assist private sector (banks, developers, realtors etc.) to furtner regional housing objectives (E-10).
	Promote ecologically sound ways to reduce housing costs.	Address environmental concerns which impede efforts to satisfy housing needs/ Continue first year objective.	•Develop, review, and assist in application of environmental policies relevant to residential development (C-1, C-2); •Draft model ordinances (E-3); •Launch demonstration of shared growth management and support development of appropriate legislation for this concept (H-1).
All communities receptive to all age, income and minority groups in all areas of the region, to facilitate freedom of choice and equal access to employment, sound neighborhoods, and public services.	Eliminate discrimination in the region's real estate market.	Provide subsidized housing for 5,000 additional households/ Provide subsidized housing for 7,500 additional households (Note-achievement of these objectives requires commitments from Federal and State agencies to increase subsidized housing resources currently allocated to this region.)	•Eliminate discrimination through the development of local fair housing plans (D-1, D-2, D-3); •Analysis of impact of proposed projects on fair housing through A-95 review, including notification of minority community and Council minority caucus members of relevant projects, and refinement of such review procedures in cooperation with minority caucus and MCAD (D-4).
	Increase the number of subsidized units by an average of 11,500 units per year through subsidies for rehabilitation, existing units, new construction, as well as through general income subsidies and housing assistance programs. Every city and town in the region has a responsibility to accommodate some portion of the region's low and moderate income housing needs.	Encourage fair housing bodies in region's cities and towns/ Establish fair housing plans.	•Develop an areawide Housing Opportunity Plan (HOP) (A-2); •A-95 review incentives to develop subsidized housing (B-1, B-2, B-3); •Workshop on available housing subsidies and assistance in the preparation of housing applications (E-2, E-5); •Promote legislation to strengthen state housing programs, consistent with Council policy (H-2); •Support funding of MHMFA (H-3); •Publicize housing needs (I-1).
		Work, via a HOP, to balance the distribution of subsidized family housing throughout the region, in a manner generally consistent with Appendix 2 of the Housing Element Summary Statement. Allocate elderly resources to provide for a balance in elderly-family resources proportional to local needs/ Continue first year objective.	•Develop HOP and shared growth policies (A-1, A-2); •Work with communities and hold a workshop on site location policies for subsidized housing (A-3, E-2); A-95 Review priorities for responding to low and moderate income housing needs (B-1, B-2, B-3); •Workshops on accessory apartments and relevant local activities (E-2, E-3); •Shared growth management legislation (H-1); •Public information activities (I-1).

OUTLINE OF REGIONAL HOUSING STRATEGY

RELATED GOALS	LONG-TERM OBJECTIVE (2000)	FIRST YEAR OBJECTIVE / SECOND YEAR OBJECTIVE	POLICY AND PROGRAM RESPONSES (WITH REFERENCES TO TEXT ON PAGES 9-15)
Continuing efforts to meet the housing needs of the households of the region, and especially of those of low and moderate income, through measures that reduce the cost of housing and/or effectively increase the amount of income available for housing.	Achieve a balance between increases in family income and increases in the cost of housing in terms of acquisition costs, property taxes, financing costs, and heating.	Maintain increases in the price of newly constructed homes to a level which is solely due to increases in the costs of labor and materials/ Continue first year objective. Reduce reliance on local property taxes/ Continue first year objective.	•Model ordinances (E-3); •Land use projects (E-6); •Efficient administration of land use regulations (E-8); •Zoning reviews (F-1); •Interagency coordination (J-1). •Support efforts to reform property tax structure which would result in less regressive impacts on housing (G-1).

Allocation of Subsidized Housing

A-1. The Council supports efforts to achieve a balance in the distribution of subsidized housing resources, proportional to the needs identified in each community, by family type. The Council also supports efforts to provide greater choice of housing location for minority and low and moderate income households. Elderly housing distribution should be based on the needs of the local elderly population; family housing distribution should be related to the needs of both existing families and of families which could take advantage of existing and future employment opportunities. Communities that have made an effort to meet family housing needs will receive preference in Council review of applications for elderly housing assistance.

A-2. The Council will develop a Housing Opportunity Plan (HOP) for the region based on discussions with the communities, which will further describe the distribution of housing resources in the region. An adopted HOP will make the cities and towns of the region eligible for bonus community development and housing funds from the Department of Housing and Urban Development and provide greater local control in obtaining the types of subsidies suitable for each community's needs.

A-3. Subsidized housing should neither be concentrated within any neighborhood nor allocated to inferior sites within a community. Elderly housing should be near stores and services, preferably within easy access to public transportation. Family housing should be located in areas with good access to employment opportunities.

A-95 Review

The Council will attempt to facilitate federal funding for the cities and towns of the region, including provision of information on funding availability and program requirements. Council staff will work with applicants to maximize consistency with Council policies, in order to permit favorable reviews of the applications through the A-95 review process.

Since funding for most programs is limited, the following criteria will be used to weigh applications against each other:

B-1. In reviewing community development applications, in accordance with federal law and regulations, the Council will give highest priority to those applications which will directly provide increased housing opportunities for low and moderate income households or which will improve conditions in neighborhoods with a concentration of low and moderate income households.

B-2. In reviewing other applications involving capital improvements or employment programs, high priority will be assigned to those projects which will improve existing lower income neighborhoods or create low and moderate income housing opportunities in areas where there is a shortage of choice for all components of our population.

B-3. The Council will give priority ratings in competitive grant applications to those communities that are participating in shared growth planning activities or that are otherwise adequately providing for the housing needs of the population in their area, especially the needs of minority and low amd moderate income households. (Also see D-4 below.)

These policies are consistent with MAPC land use policy presented in PLUMB aimed at providing environmental diversity and choice for persons of all economic means and all size households.

Environmental Protection

C-1. In order to reduce the impacts of residential development on the region's natural environmental system, the Council promotes the use of clustered and planned unit developments, re-utilization of existing structures, and high utilization of land in existing city, town, and village centers, and underutilized land. These developments should make maximum use of the advantages of higher densities to reduce road and utility networks, use package sewage treatment or combined septic facilities, and support public transit and para-transit services.

C-2. While residential development needs are currently at a critical level, environmentally sensitive areas (wetlands, floodplains, aquifer recharge areas, etc.) must be protected. In situations where a site is desirable for development, yet includes sensitive environmental conditions on a par of the site, proposed alterations to these sensitive areas may be accepta but only within the policy adopted by the Council for protection of inlan wetlands which states that alteration should be designed and monitored t ensure it will not have adverse ecological impacts on the sensitive area in question (see MAPC 1976 Regional Open Space Plan, p. 68). Adopted Council policy also states that the filling or dredging of any wetland should not be allowed unless it can be determined by all levels of government that the action is necessary for the public's health, safety, and welfare.

Fair Housing/Affirmative Action

The MAPC Executive Committee, on December 15, 1977, adopted policies on affirma tive action. In light of these policies, the Civil Rights Act of 1866 as inter preted by U.S. Supreme Court in Jones v. Mayer, and the 1968 Fair Housing Law:

D-1. The Council will seek to eliminate discrimination in housing on the basis of race, national origin, religion, age, sex, sexual preference, family type, and income.

D-2. The Council will also negotiate with Massachusetts Commission Against Discrimination (MCAD) on behalf of MAPC communities in the development of regulations for fair housing plans which will be effective, yet feasible within the capacity of existing resources.

D-3. The Council will provide technical assistance to communities in the development of workable fair housing plans, as required by the MCAD.

D-4. In its A-95 reviews the Council will consider the extent to which an application will further the interests of fair housing in compliance with existing civil rights laws. The Council has instituted a procedure

by which applications impacting the minority community are automatically sent to all minority Council members and minority caucus members. MCAD now does A-95 reviews which are referred to them from the state clearinghouse and MAPC would be interested in knowing MCAD responses to funding applications. The Council will continue to refine, in cooperation with MCAD and the minority caucus, MAPC procedures for incorporating fair housing considerations into the A-95 review process.

The Council will engage in the following types of implementation techniques to further the regional housing goals and objectives, in addition to A-95 review and other techniques described in the previous section of this report.

Technical Assistance

The Council staff will provide information and technical assistance in a wide range of areas related to housing and community development, to the extent that resources and staff are available. For example:

E-1. Expansion of the Council's resource center on neighborhood revitalization and housing rehabilitation, and other activities to facilitate sharing of experiences that cities and towns have had with these types of programs. Encourage neighborhood/local government cooperation.

E-2. Workshops on such topics as accessory apartments, building reuse, housing rehabilitation, and available subsidized housing programs.

E-3. Model ordinances, such as cluster, accessory apartments, building reuse, planned unit development, development bonuses, and community residences ordinances.

E-4. Publications, such as a guide to MAPC community development resources, an urban design manual, etc.

E-5. Direct assistance, such as provision of data for use in Housing Assistance Plans.

E-6. Use of land use projects identified in PLUMB '78 to further housing goals and objectives; development of pilot, subregional memorandums of understanding on sharing growth and facilities on a subregional basis.

E-7. Provision of information on subsidized housing programs.

E-8. Other assistance to help communities improve subdivision, zoning, building permit approval, and other processes to minimize negative effects on and to encourage new construction, building reuse and rehabilitation.

E-9. Identification and inventory of significant public buildings and suggestion of ways to combine preservation and reuse of these structures with revitalization of existing centers.

E-10. Work with and assist private sector (banks, developers, realtors, etc.) to further regional housing objectives.

Since the Council's technical assistance resources are limited, priority will always be given to those projects most likely to implement adopted Council policies, plans, and certification documents. Technical assistance shall generally act to expand rather than limit the housing opportunities of households with modest incomes.

F-1. Zoning Review

The Council will provide communities, to the extent resources are available, with assistance in the design of zoning, subdivision, and other regulations that meet environmental, public safety, and other planning objectives, without causing excessive increases in the price of housing. Assistance will be provided in the form of model ordinances, workshops, and direct technical assistance. The Council will review proposed zoning changes, as provided in Chapter 808, for their impact on meeting local and regional housing needs.

G-1. Property Tax Relief

Cities and towns of the MAPC region suffer from an extremely high dependence on the local property tax, which is in a sense an excise tax on housing. This dependence makes satisfactory housing harder to afford, discourages housing investment, and leads to housing deterioration, especially in communities with particularly high tax rates.

One aspect of the local property tax that is particularly damaging is its regressivity across the region. This means that poorer communities with a smaller tax base per person must have a higher full value tax rate than wealthier communities in order to raise the same amount of revenue. This problem is intensified by the fact that communities with smaller per capita tax bases often have the greatest need for services.

The Council strongly supports and will work for the shifting of public financing to less regressive sources.

State Legislation

H-1. The Council will actively work for the passage of a shared growth management process for the MAPC region. This legislation will enable communities to explicitly limit residential growth to their share of regional housing needs, once they have modified their local land use regulations to provide for housing at price ranges compatible with their housing needs. The Council will also launch a demonstration of the concept.

H-2. The Council will support legislation that strengthens and expands state housing programs, consistent with the Council's housing strategy.

H-3. The Council supports funding for the activities of the Massachusetts Home Mortgage Finance Agency (MHMFA).

Public Information

I-1. The Council will work to alert the officials and citizens of the region to the housing problems confronting the region, and will make public recommended solutions to these problems.

I-2. The Council will provide a forum for broader education about neighborhood successes, for example by case studies, workshops, and newspaper articles.

J-1. Planning Coordination

The Council will engage in an ongoing effort to analyze the conflicts between various regional, local, and state housing, land use, environmental, and economic development goals, and to reconcile conflicting goals to the extent possible. This will include coordination with a wide range of public and private agencies and organizations.

ATTACHMENT

THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN:

SUMMARY STATEMENT

Prepared in fulfillment of
U. S. Department of Housing and Urban Development requirements
for the Comprehensive Planning Assistance Program (Sec. 701)

March, 1978

THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN

SUMMARY STATEMENT

CONTENTS

Introduction

A. Data Requirement

B. Non-Discrimination Requirement

C. Conservation Requirement

D. Coordination Requirement

E. Evaluation Requirement

F. Requirements for Housing Policy Development and Implementation

Environmental Assessment

Historic Preservation Assessment

Appendixes

1. Allocations of New Residential Construction to Meet Minimum Regional Housing Needs

2. Allocating Subsidized Housing: One and Three Year Objectives

3. Housing Assistance Plan Review Checklist

4. Housing Review Checklist

5. List of Documents that Constitute the Housing Element

6. Laws, Executive Orders, and Regulations Pertaining to Non-Discrimination in Housing

THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN

SUMMARY STATEMENT

INTRODUCTION

The residents of the MAPC region are faced with serious and growing housing problems that will continue to worsen if action is not taken to confront them. These problems include:

- Unstable neighborhoods and deteriorating housing.
- Insufficient production to meet the increasing need for new housing. This need is largely the result of children of the post-war baby boom reaching the age of family formation. At the same time, housing production has declined to the lowest level since before 1960.
- The cost of housing is out-of-line with incomes and getting worse.
- The scarcity and cost of housing is helping to make the area less attractive to employers and employees, resulting in damage to the region's economy.
- The very low level of production of new housing is causing extremely high unemployment rates in the construction industry.
- Many of the region's residents lack locational choice, and there is a poor match of housing supply and housing needs in terms of size of unit, price, and tenure, resulting in a high concentration of minorities and young families in certain communities.
- Cities and towns of the region suffer from an extremely heavy reliance on the local property tax, which makes satisfactory housing harder to afford, discourages housing investment, and leads to housing deterioration, especially in communities with particularly high tax rates.

The Council's Housing Element includes policies and implementation techniques that address these problems. The bulk of this Summary Statement lists the specific requirements for the Housing Element, identifies the particular options and approaches that the Council has chosen to meet these requirements, and indicates how these options have been implemented.

A. DATA REQUIREMENT (24 CFR 600.70(a)(1))

The Council is required to assess available data which is current and useful for the purpose of making projections upon which housing policy and programs will be based.

Virtually all documents prepared by the Council as part of the Housing Element include data that is relevant to the topic of the particular document. In addition, the Council has developed an extensive, computerized bank of housing-related data for use in analyzing the region's housing problems, developing housing strategies, and providing technical assistance to cities and towns. To avoid duplication of effort, the Council has where possible used data already available from other sources. Unless otherwise indicated, the data identified below is available in the computerized data bank.

OPTIONS SELECTED

(a) Census data and updated projections, (b) Data used for development of growth policies, (c) Data used for zoning decisions, community development block grants decisions, and other community facilities, (d) Data used for Housing Assistance Plan (HAP) preparation, (f) Data used for preparation of functional plans, (g) Data developed by States or areawides.

- Full use has been made of 1970 Census of Population and Census of Housing data, in both hard copy and computer tape forms. The 1974 Annual Housing Survey for the Boston SMSA and the 1975 State Census have also been used.

- The Council has developed uniform population projections that are used by all

functional areas, including housing, transportation, water quality, and land use.

- The Council has obtained and analyzed community-level data on building permits for each year since 1960. (Copies of the data are available from MAPC. The data is summarized and analyzed in Residential Growth in the Metropolitan Boston Region.)

- The Council has obtained 1976 estimates of income and population, by census tract. (Copies of the data are available from MAPC.)

- The Council has obtained data on the median cost of housing, by community, in November, 1976.

- The Council has data, compiled by the Water Quality section, on amount of land and amount of vacant land zoned for various uses and various residential lot sizes, by community. (Copies of the data are available from MAPC.)

- The Council has some limited data on the cost of local regulations and regulatory delay (see Facing the Region's Housing Problems, p. 5).

- The computer data bank also includes employment and other data that relates to housing, from such sources as the Division of Employment Security.

Other data used or developed by the Council that specifically relates to implementation is discussed in Section F (Housing Policy Development and Implementation) of this Summary Statement.

B. NON-DISCRIMINATION REQUIREMENT (24 CFR 600.70(a)(2))

The Council's plans and programs are specifically designed to be non-discriminatory, and in fact to affirmatively combat discrimination.

REVIEW OF PLANS AND PROGRAMS FOR NON-DISCRIMINATION PURPOSES

OPTION CHOSEN

(c) Review of zoning ordinances for possible discriminatory provisions

The Council has analyzed the discriminatory impact of local regulations (see Facing the Region's Housing Problems, p. 5). The Council has also obtained data on zoning in the communities of the region and analyzed the data for evidence of discriminatory impacts of zoning (see Residential Zoning in the MAPC Region; data compiled by the Water Quality section is available from MAPC).

DEVELOPMENT OF PLANS, POLICIES, AND PROCEDURES FOR ELIMINATION OF DISCRIMINATION

OPTIONS CHOSEN

The Council has voluntarily chosen to undertake the following options:

(a) Fair share plans or housing allocation systems.

The Council has developed a low and moderate income housing needs study, in conjunction with the Department of Community Affairs (see Low and Moderate Income Housing Needs in the Boston Region.)

The Council has also developed preliminary allocations of overall housing need and of subsidized housing effort (see Appendixes 1 and 2), which will be refined after discussions with the cities and towns during the coming months.

The Council is currently preparing a Housing Opportunity Plan that will facilitate the implementation of the needs study, and will include an analysis of needs for minority groups.

The Council is also encouraging communities to participate in a shared growth management process that will permit each community to accommodate its share of needed housing in a range of prices -- both subsidized and non-subsidized (see Facing the Region's Housing Problems, p. 25).

(g) Anti-redlining programs

The Council obtained 1976 income data to assist the Massachusetts Banking Commission in its anti-redlining efforts.

(i) Revised zoning ordinances

The Council has recommended a number of actions that cities and towns should take to remove regulatory impediments to the production of housing in a range of prices (see Facing the Region's Housing Problems, p.). The Council is providing technical assistance to help communities take these actions, by means of model ordinances, workshops, manuals, and direct assistance. Model cluster and planned unit development ordinances have been prepared (see Growth Management Techniques). (Also see PLUMB, Chapter 2.)

The shared growth management process (see Facing the Region's Housing Problems, p. 25) is also designed to encourage communities to make these revisions in zoning and other ordinances.

(j) A-95 review of proposed projects for impacts on equal opportunity

In its A-95 reviews the Council will consider the extent to which an application will further the interests of fair housing in compliance with existing civil rights laws. The Council has instituted a procedure by which applications impacting the minority community are automatically sent to all minority Council members and minority caucus members. MCAD now does A-95 reviews which are referred to them from the state clearinghouse, and MAPC would be interested in knowing MCAD responses to funding applications. The Council will continue to refine, in cooperation with MCAD and the minority caucus, MAPC procedures for incorporating fair housing considerations into the A-95 review process.

C. CONSERVATION REQUIREMENT (24 CFR 600.70(a)(3))

OPTION SELECTED

(c) Use A-95 review to test impact of functional plans on existing housing neighborhoods.

An important consideration in the A-95 review by the Council of housing, community development, and other applications is the impact of the proposed activities on existing housing and neighborhoods.

(d) Provide assistance to local governments through housing and neighborhood data collection and analysis, development of improved code enforcement and housing management techniques and provide information on rehabilitation programs.

The Council places a great emphasis in its policies and programs on the conservation of existing housing and neighborhoods. The Council has developed recommended types of actions that communities should take to conserve housing in various types of neighborhoods (see Facing the Region's Housing Problems, p. 13).

The Council has also acquired resources and prepared a guide to the resources (see MAPC Resources for Community Development, Neighborhood Revitalization, and Housing Rehabilitation) for use by communities in their housing and neighborhood preservation activities, which are in many cases funded by HUD Community Development Block Grants (CDBG). The Council has also surveyed communities on their housing rehabilitation grant and loan programs and prepared

a report that facilitates the sharing of experiences that communitie have had with these programs (see Rehabilitation Grant and Loan Programs in MAPC Communities). The Council is planning at least one workshop to further encourage sharing of rehabilitation grant and loan program experiences.

More generally, the Council provides a wide range of technical assistance and information to communities in the preparation of their CDBG applications and Housing Assistance Plans and the implementation of their CDBG programs.

D. COORDINATION REQUIREMENT (24 CFR 600.70(a)(4))

The Council is required to develop and carry out policies, procedures, and mechanisms necessary for coordinating housing policies with other functional planning and capital investment strategies.

OPTIONS SELECTED

(a) Use of housing plans and policies for reviewing proposals for federally funded projects and (c) Devising a system for testing compatibility of relevant activities with housing policies and designing procedures which will use this system in review of plans and project proposals.

The Council has taken the following actions to ensure that regional housing policies and strategies are coordinated with policies and activities at all levels of government.

-- Coordination with state agencies

The Council will work closely with the Office of State Planning to attempt to assure general consistency between regional and state land use policies.

The Council has worked closely with the Department of Community Affairs. Two of the most notable examples of coordination are the cooperative effort to develop low and moderate income housing needs figures and MAPC participation in DCA's Private Market Task Force. MAPC uses the A-95 review process to encourage communities to use these needs figures in their Housing Assistance Plans (see HAP Review Checklist, Appendix 3), and many of the Council's housing policies are supportive

of the main thrusts of the Private Market Task Force (see, for example, Facing the Region's Housing Problems, p. 18).

-- Coordination with other regional planning agencies

The Council's housing planners have met with housing planners from the other regional planning agencies in Massachusetts to facilitate coordination of activities, share experiences with various programs, and take consistent positions on issues that affect all regions.

-- Coordination within MAPC

The Council's housing staff has worked with the Central Transportation Planning Staff, the Water Quality Section, and the technical assistance and land use staffs to facilitate coordination of projections, policies and activities:

- All parts of the Council use the uniform population projections developed by the Central Transportation Planning Staff.

- The housing staff has worked with the Water Quality Section to attempt to ensure that housing needs and policies are taken into account in evaluating alternative water quality plans, and has used data developed by the Water Quality Section when appropriate in order to avoid duplication of effort.

- The housing staff coordinates the provision of housing-related technical assistance and the planning of housing-related workshops with the Council's technical assistance staff.

- The Council's housing policies and activities are consistent with the Council's overall regional land use consensus, and the housing staff has worked with the land use staff to develop consistent modifications in the CTPS projections to reflect desired future growth patterns. (See PLUMB.)

- All functional areas of the Council, including the housing staff, are currently involved in a coordinated planning and technical assistance effort in the Council's northwest subregion.

- The housing staff consults with other appropriate functional staff when housing proposals being reviewed under the A-95 review process are potentially in conflict with the policies of other functional areas, and the Council's A-95 reviews often incorporate the comments of these other functional staffs.

-- Use of A-95 process

Consistency with the region's housing policies and strategies is a major consideration in the review of applications for federal assistance--especially applications for community development and housing assistance. The Council has developed a housing allocation system that will be incorporated into the Areawide Housing Opportunity Plan and will be used for reviewing housing applications and Housing Assistance Plans. The Housing Assistance Plan Review Checklist and the Housing Review Checklist (see Appendixes 3 and 4) are also used to assure consistency of proposals with the Council's housing policies. A-95 review policies and policies for the allocation of subsidized housing are specified in Metropolitan Boston Regional Housing Strategy - Goals, Objectives, Policies, Implementation Techniques, pp 9-10.

E. EVALUATION REQUIREMENTS (24 CFR 600.67(b))

The Council is required to develop an evaluation program to obtain information on the effective implementation of programs.

The Council is developing an evaluation program that has two components: (1) an evaluation of the extent to which the housing activities planned to be carried out during a particular fiscal year, as identified in the Annual Work Program and Overall Program Design, have been successfully carried out, and (2) an evaluation of the extent to which the region's various housing problems are improving or worsening.

OPTIONS SELECTED

(a) Start up of an evaluation program for measuring progress.

The Council will evaluate each year's progress toward implementing the regional housing strategies and carrying out the activities identfied in the Annual Work Program and Overall Program Design. The Council will also evaluate the effectiveness of its housing policies and strategies (see Section F) by such methods as identificat of regulatory modifications made as a result of Council recommendation and technical assistance (including workshops and model ordinances), the number of communities participating in the shared growth managemen process, and the number of communities assisted in developing programs to improve or maintain stability in their existing housing and neighbor hoods.

(c) Use of available data to review achievement of objectives

The Council will also evaluate the extent to which the region's various housing problems are improving or worsening, recognizing that

many factors in addition to the Council's actions will affect the state of the region with respect to housing. Emphasis will be placed on measuring the achievement of the Council's Housing Objectives (see Metropolitan Boston Regional Housing Strategy - Goals, Objectives, Policies, Implementation Techniques, pp. 7-8).

The following data will be used to evaluate the achievement of measurable objectives:

Objective	Data
Reduction in loss of existing housing	1977 Annual Housing Survey (AHS) for the Boston SMSA; 1980 Census of Population and Housing demolition data to the extent available and reliable
Housing production	Building permit data
Balance between employment and housing	Building permit data, Division of Employment Security data
Vacancy rates	AHS, Census, Housing Assistance Plans
Fair housing bodies established	Massachusetts Commission Against Discrimination
Housing assistance provided, and distribution of housing assistance	Data compiled by DCA, and obtained from funding sources
Housing prices	AHS, Census, Metropolitan Mortgage Bureau data
Property tax dependency	Massachusetts Taxpayers Foundation

The second edition of The State of the Region will also provide an indication of change in critical housing related factors (See PLUMB, Chapter IV, Section F).

Data of this sort will in many cases be more useful for determining appropriate modifications in Council policies and strategies than for actually evaluating the success of the Council's activities.

F. REQUIREMENTS FOR HOUSING POLICY DEVELOPMENT AND IMPLEMENTATION
(24 CFR 600.67(b) and 600.70(b)(2)

The Council has developed housing goals and policies (See Metropolitan Boston Regional Housing Strategy - Goals, Objectives, Policies, Implementat Techniques.)

The Council has also analyzed overall housing needs for the region based on current and prospective population (see Problems Involving the Supply of Housing, pp. 42-48) and low and moderate income housing needs (see Low a Moderate Income Housing Needs in the Boston Region). Annual and two year measurable objectives are included in Metropolitan Boston Regional Housing Strategy - Goals, Objectives, Policies, Implementation Techniques. All loc growth policy statements have been reviewed for positions on housing (see Regional Report on Growth Policy, p.195).

AREAWIDE ALLOCATION SYSTEM

The Council is also required to develop a system for allocating assisted and non-assisted housing in the region.

OPTIONS SELECTED

(a) A fair share plan for all income segments by local political jurisdictions and (c) An appropriate formula for distribution of housing resources for all income segments by local political jurisdictions; and work begun on (b) An areawide Housing Opportunity Plan (HOP).

The Council has developed a shared growth management process and is encouraging communities to participate in it. The process includes an allocation of all housing needs, assisted and non-assisted, to subregions, and initial draft target figures for discussion with communities. (See Appendix 1.) These figures are translatable into annual objectives.

The Council has also developed a preliminary system for allocating available subsidized housing resources at the community level (see Appendix 2), based on the low and moderate income needs figures described above. These allocations will be incorporated into an Areawide Housing Opportunity Plan after they are refined as a result of discussions with communities during the coming months.

AREAWIDE IMPLEMENTATION PROGRAMS

The Council is also required to develop an implementation program. HUD recognizes that in many cases state or local action is required for implementation of programs proposed by areawide planning agencies such as MAPC.

As part of its implementation program, the Council is required to use its housing policies as a basis for review and comment under the A-95 process. Consistency with the region's housing policies and strategies is a major consideration in the Council's review of applications for federal assistance -- especially applications for community development and housing assistance. The Council's allocation system will be used for reviewing housing applications and Housing Assistance Plans. The Housing Assistance Plan Review Checklist and the Housing Review Checklist (see Appendixes 3 and 4) are also used to assure consistency of proposals with the Council's housing policies. A-95 review policies are specified in Metropolitan Boston Regional Housing Strategy-Goals, Objectives, Policies, Implementation Techniques, pp. 9-10).

The Council has also selected the following implementation options:

(b) Proposals for State and/or local actions in such areas as building and housing codes, tax policies, and loan and grant programs. Recommended state and local actions are included in Facing the Region's Housing Proble (see pp. 13 and 19).

(d) Development of model codes and ordinances.

The Council has developed a model cluster ordinance and is in the process of developing model accessory apartments, planned unit develo ment, and subdivision ordinances. Other model ordinances will be developed as appropriate.

(e) Aid in development of local Housing Assistance Plans (HAPs).

The Council has assisted a large number of communities in the development of local HAPs, and will continue to do so in the future.

(f) Obtaining local government approval for areawide Housing Opportunity Plans (HOPs).

The Council has begun the process of developing an areawide HOP and will be obtaining local government approval for it as a means of implementing the Council's policies and obtaining bonus HUD funds for the communities in the region.

(h) Various types of assistance to local governments.

The Council provides and will be providing on an expanded basis a wide range of technical assistance to communities in areas related to housing, including information, direct assistance, publications, and workshops on topics ranging from neighborhood revitalization, housing rehabilitation grant and loans, and reuse of public buildings (see, for example, Case Abstract on reuse of public buildings) to accessory apartments, workable cluster ordinances, and other regulatory modifications that will be consistent with community character while making it possible for the region's housing needs to be met. (See also PLUMB, Chapter II.)

ENVIRONMENTAL ASSESSMENT (24 CFR 600.65(b))

The following assessment encompasses the entire Housing Element including portions developed with other funds.

(i) The MAPC Housing Element emphasizes the maintenance and rehabilitation of existing housing and the preservation and revitalization of neighborhoo to the extent possible; removal of impediments to the provision of housing by the private housing sector, including encouragement of higher densities that will lower housing costs and decrease the need to use environmentally sensitive land; and shared growth management.

(ii) The housing policies and plans will not have significant adverse effects on the environment. The Council's Environmental Protection policies with respect to housing are included in Metropolitan Boston Regional Housing Strategy - Goals, Objectives, Policies, Implementation Techniques p. 10. The emphasis on use of existing structures and neighborhoods, and the encouragement of the sharing of needed new development so that no one community need be significantly harmed environmentally or otherwise, will benefit the environment.

(iii) As indicated in the policies referred to in (ii) above, adverse environmental impacts will be minimized. However, housing production per se can have unavoidable environmental impacts, such as the use of open land. While these impacts will be minimized, any negative impact will be more than compensated for by the social benefits of meeting the region's pressing housing needs.

(iv) Sole reliance on new construction, without attempting to use existing structures to the extent called for in this Housing Element, would result in unnecessary adverse environmental impacts. Continued relatively low density, large lot development, without efforts to modify regulations to permit some higher density development, would result in excessive consumption of land.

(v) Plans and policies will not have significant negative impacts in either the short or long term.

(vi) The Housing Element encourages the maximum possible use of existing structures and neighborhoods, which will minimize irreversible commitments of resources. New construction needed to meet human needs may result in some relatively irreversible outcomes, but the negative impact on the environment need not be significant.

(vii) MAPC does not have any specific environmental control powers. Environmental issues are considered in the review of applications under the A-95 review process.

HISTORIC PRESERVATION ASSESSMENT (24 CFR 600.66(d))

The following assessment encompasses the entire Housing Element including portions developed with other funds.

(i) The MAPC Housing Element emphasizes the maintenance and rehabilitation of existing housing, including historic structures, and the preservation and revitalization of neighborhoods, including historic districts, to the extent possible; removal of impediments to the provision of housing by the private housing sector; and shared growth management.

(ii) MAPC housing and neighborhood policies and programs are specifically designed to have a beneficial impact on historic properties and areas. MAPC will work closely with local officials and historical commissions in the implementation of the Housing Element.

(iii) No adverse impacts are anticipated. If any occur that cannot be avoided, they will be minimized.

(iv) Alternatives that did not emphasize the maintenance and rehabilitation of existing housing and the preservation and revitalization of neighborhoods would have a less beneficial impact on historic properties and areas.

(v) MAPC housing and neighborhood policies and programs will serve to encourage long-term maintenance and enhancement of National Register properties.

(vi) MAPC does not have any specific controls for conserving historical properties. Historic preservation issues are considered in the review of applications under the A-95 review process.

APPENDIX 1

Allocation of New Residential Construction Necessary to Meet Minimum Regional Housing Needs

Regional estimates for new residential construction* necessary to meet the needs of increases in households and to replace lost units were calculated based on analysis of the expected growth in the region, the age structure of current and future populations, and the characteristics of the existing housing stock. The Office of State Planning's estimate of population increase for the region was used as a control total for these estimates. Thus, these projections reflect the same assumptions about in and out migration, and birth and death rates, used by the Office of State Planning in developing its statewide and regional population projections. An explanation of how the regional housing need estimates were derived from population and housing stock data can be found in Section Five of MAPC's working paper, Problems Involving the Supply of Housing in the Boston Region.

To convert these regional estimates of housing need to subregional and local estimates, the following methodology was employed. Subregional population estimates were developed for the year 2000 in conjunction with Planning for Land Use in Metropolitan Boston (PLUMB). The ratio of population increase to household increase weas calculated at the regional level. This ratio was then applied to population increases at the subregional level to calculate the subregional increases in households. Similarly, replacement needs (replacement of units lost through fire, mergers, redevelopment, deterioration, etc.), for the region were divided by the current population for the region and the product of this factor and the subregion's population in 1975 was used as an estimate of subregional replacement needs. The sum of

*Some of the need for new units can be met be converting such existing structures as schools, office buildings, and factories to housing, and by creating accessory apartments that add to the number of units in existing residential structures.

replacement needs and household increases results in the estimate for the local new construction needs. This methodology was repeated for all the cities and towns in each subregion to produce the local estimates for new construction.

The Council views the subregional estimates as control totals that should be accommodated within each subregion. Local estimates are viewed as very preliminary draft allocations that are intended to begin discussion and analysis with local officials that will proceed during the coming months. However, since the region's housing needs must be met, any reduction of one locality's allocation will have to be absorbed by the other communities in that subregion.

TO MEET MINIMUM REGIONAL HOUSING NEEDS (1975-2000)

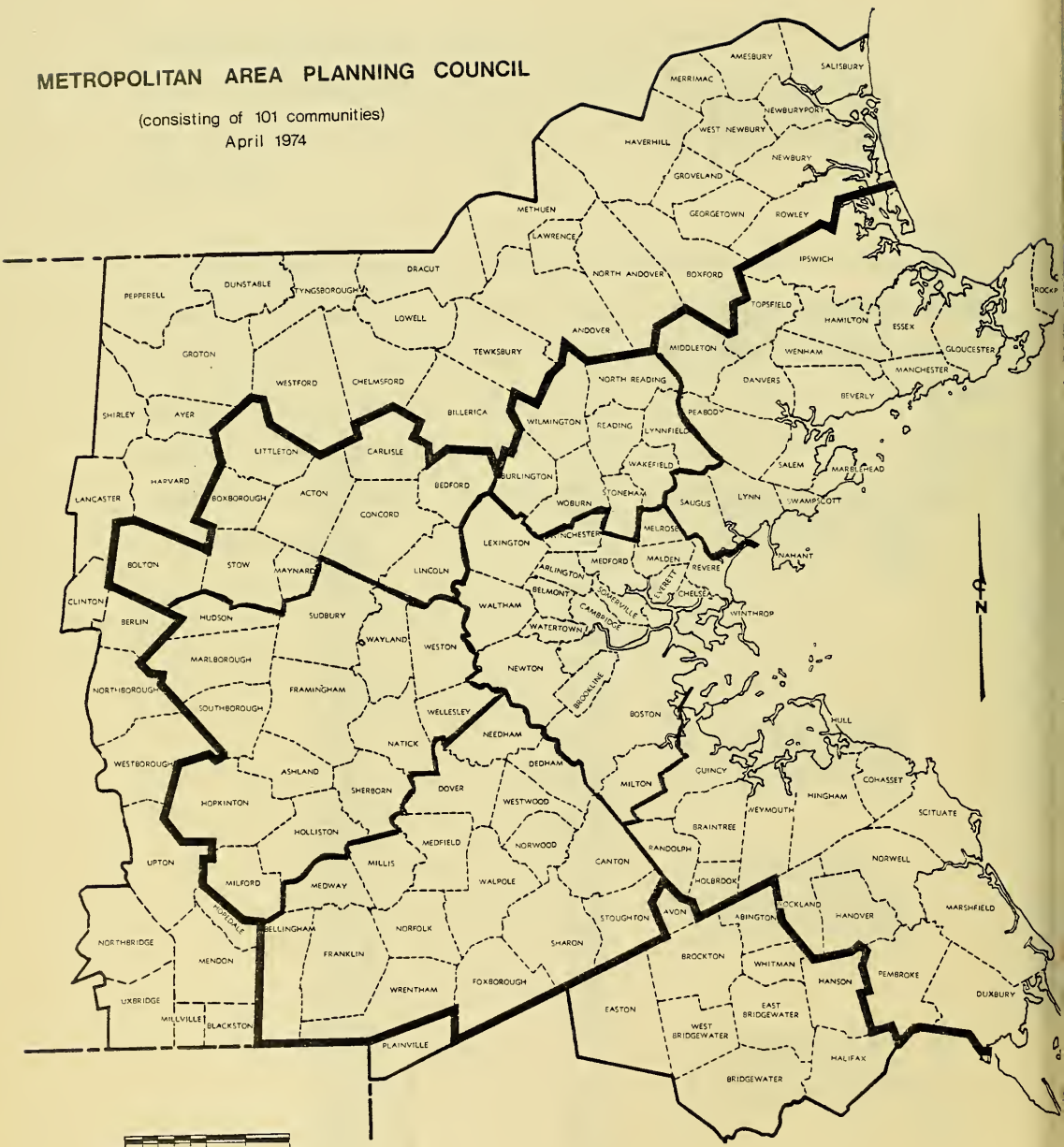
SUBREGION	POPULATION 1975	2000	INCREASE	NEW CONSTRUCTION (1975-2000) HOUSEHOLD INCREASE	REPLACEMENT*	TOTAL # OF UNITS
Inner 128	1,491,247	1,559,400	68,153	37,512	66,463	103,975
North Shore	354,962	416,300	51,338	31,492	16,263	47,755
North	172,726	210,200	37,474	22,988	7,697	30,685
North West	83,632	109,500	25,868	15,867	3,724	19,591
West	272,086	330,300	58,214	40,005	12,124	52,129
South West	268,608	335,900	67,292	41,279	11,968	53,247
South Shore	360,933	424,500	63,567	38,995	16,083	55,078
TOTAL	3,014,914	3,386,100	371,906	228,138	134,322	362,460

See following pages for draft preliminary allocation figures for communities. These local estimates are intended to begin discussion and analysis with local officials.

* New construction needed to replace lost units can be kept at this low a level only by significantly rehabilitating at least 100,000 units in addition to the new construction indicated in this table.

METROPOLITAN AREA PLANNING COUNCIL

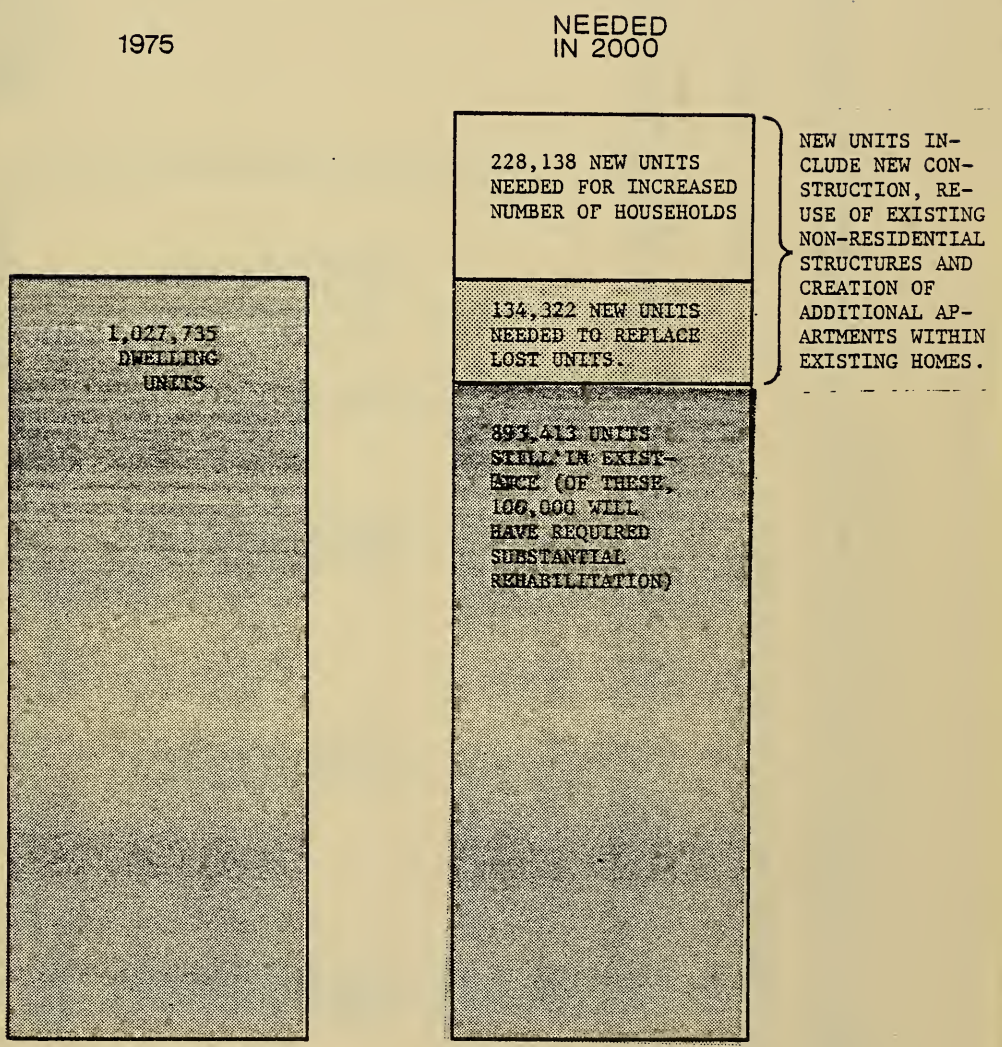
(consisting of 101 communities)
April 1974



MAPC SUBREGIONS
AS OF MARCH 1978

METROPOLITAN AREA PLANNING DISTRICT
ENLARGED TO PRESENT SIZE CHAPTER 588, ACTS OF 1966
INITIAL LEGISLATION CHAPTER 668, ACTS OF 1963

DWELLING UNITS IN 1975 AND 2000
MAPC REGION


1975
NEEDED IN 2000
1,027,735 DWELLING UNITS
228,138 NEW UNITS NEEDED FOR INCREASED NUMBER OF HOUSEHOLDS
134,322 NEW UNITS NEEDED TO REPLACE LOST UNITS.
893,413 UNITS STILL IN EXISTENCE (OF THESE, 100,000 WILL HAVE REQUIRED SUBSTANTIAL REHABILITATION)
NEW UNITS INCLUDE NEW CONSTRUCTION, REUSE OF EXISTING NON-RESIDENTIAL STRUCTURES AND CREATION OF ADDITIONAL APARTMENTS WITHIN EXISTING HOMES.

DRAFT PRELIMINARY COMMUNITY ALLOCATIONS OF SUBREGIONAL NEEDED HOUSING -- TO BEGIN DISCUSSION AND ANALYSIS WITH LOCAL OFFICIALS-SUBJECT TO ONGOING REFINEMENT

COMMUNITY	NEW UNITS* NEEDED 1975-2000			TOTAL NEW UNITS NEEDED ANNUALLY	(For Comparison) AVERAGE ANNUAL NEW CONSTRUCTION DURING HIGHEST CONSECUTIVE THREE YEAR PERIOD, 1960-76 (Building Permits)
	FOR INCREASED NUMBER OF HOUSEHOLDS	TO REPLACE LOST UNITS**	TOTAL NEW UNITS NEEDED		
Acton	4166	811	4977	199	495
Arlington	661	2238	2899	116	430
Ashland	1530	396	1927	77	79
Bedford	2874	548	3423	137	107
Bellingham	1741	644	2386	95	120
Belmont	515	1232	1747	70	160
Beverly	4060	1666	5726	229	254
Bolton	658	108	766	31	37
Boston+	18413	28436	46849	1874	5796
Boxborough	465	117	582	23	193

+ These figures represent support for the efforts of the City of Boston to grow significantly during this period. As with all other communities, these figures are designed solely to facilitate discussion, and they will be changed if it is determined that Boston can be expected to accommodate even more growth than indicated here.

* Some of the need for new units can be met by converting existing non-residential structures to housing or creating additional units in existing residences.

**MAPC's estimate of units that will be lost due to fire, mergers, redevelopment, deterioration, etc. If a community can keep this to a lower level by maintenance and rehabilitation, the number of new units needed for replacement would be decreased accordingly.

FOR DISCUSSION PURPOSES ONLY

DRAFT

DRAFT PRELIMINARY COMMUNITY ALLOCATIONS OF SUBREGIONAL NEEDED HOUSING -- TO BEGIN DISCUSSION AND ANALYSIS WITH LOCAL OFFICIALS-SUBJECT TO ONGOING REFINEMENT

COMMUNITY	NEW UNITS* NEEDED 1975-2000			TOTAL NEW UNITS NEEDED ANNUALLY	(For Comparison) AVERAGE ANNUAL NEW CONSTRUCTION DURING HIGHEST CONSECUTIVE THREE YEAR PERIOD, 1960-76 (Building Permits)
	FOR INCREASED NUMBER OF HOUSEHOLDS	TO REPLACE LOST UNITS**	TOTAL NEW UNITS NEEDED		
Braintree	7164	1641	8805	352	384
Brookline	2914	2369	5283	211	469
Burlington	2818	1083	3901	156	546
Cambridge	1844	4550	6394	256	842
Canton	4347	807	5154	206	167
Carlisle	320	141	461	18	53
Chelsea	388	1117	1506	60	191
Cohasset	1113	346	1460	58	49
Concord	2717	769	3487	139	184
Danvers	2940	1114	4055	162	199
Dedham	1273	1200	2473	99	153
Dover	1090	219	1309	52	63
Duxbury	1839	472	2312	92	173
Essex	507	128	635	25	69
Everett	482	1770	2252	90	126
Foxborough	2950	654	3605	144	178
Framingham	5482	2922	8404	336	1443
Franklin	2528	819	3347	134	241
Gloucester	3123	1212	4336	173	187
Hamilton	812	297	1110	44	49

* Some of the need for new units can be met by converting existing non-residential structures to housing or creating additional units in existing residences.

**MAPC's estimate of units that will be lost due to fire, mergers, redevelopment, deterioration, etc. If a community can keep this to a lower level by maintenance and rehabilitation, the number of new units needed for replacement would be decreased accordingly.

DRAFT PRELIMINARY COMMUNITY ALLOCATIONS OF SUBREGIONAL NEEDED HOUSING -- TO BEGIN DISCUSSION AND ANALYSIS WITH LOCAL OFFICIALS-SUBJECT TO ONGOING REFINEMENT

COMMUNITY	NEW UNITS* NEEDED 1975-2000			TOTAL NEW UNITS NEEDED ANNUALLY	(For Comparison) AVERAGE ANNUAL NEW CONSTRUCTION DURING HIGHEST CONSECUTIVE THREE YEAR PERIOD, 1960-76 (Building Permits)
	FOR INCREASED NUMBER OF HOUSEHOLDS	TO REPLACE LOST UNITS**	TOTAL NEW UNITS NEEDED		
Hanover	900	469	1369	55	125
Hingham	2304	871	3175	127	116
Holbrook	2914	528	3442	138	63
Holliston	2625	575	3201	128	194
Hopkinton	917	285	1202	48	74
Hudson	3664	750	4414	177	265
Hull	507	471	979	39	78
Ipswich	1134	514	1649	66	118
Lexington	1548	1447	2995	120	630
Lincoln	874	284	1158	46	60
Littleton	1577	295	1872	75	54
Lynn	98	3576	3674	147	511
Lynnfield	1344	535	1879	75	79
Malden	1525	2487	4012	160	624
Manchester	894	247	1141	46	39
Marblehead	1611	961	2572	103	158
Marlborough	6595	1348	7943	318	809
Marshfield	3895	866	4762	190	480
Maynard	1287	441	1729	69	62
Medfield	1023	447	1471	59	145

* Some of the need for new units can be met by converting existing non-residential structures to housing or creating additional units in existing residences.

**MAPC's estimate of units that will be lost due to fire, mergers, redevelopment, deterioration, etc. If a community can keep this to a lower level by maintenance and rehabilitation, the number of new units needed for replacement would be decreased accordingly.

FOR DISCUSSION PURPOSES ONLY

DRAFT

DRAFT PRELIMINARY COMMUNITY ALLOCATIONS OF SUBREGIONAL NEEDED HOUSING -- TO BEGIN DISCUSSION AND ANALYSIS WITH LOCAL OFFICIALS-SUBJECT TO ONGOING REFINEMENT

COMMUNITY	NEW UNITS* NEEDED 1975-2000			TOTAL NEW UNITS NEEDED ANNUALLY	(For Comparison) AVERAGE ANNUAL NEW CONSTRUCTION DURING HIGHEST CONSECUTIVE THREE YEAR PERIOD, 1960-76 (Building Permits)
	FOR INCREASED NUMBER OF HOUSEHOLDS	TO REPLACE LOST UNITS**	TOTAL NEW UNITS NEEDED		
Medford	1962	2705	4667	187	267
Medway	1370	363	1734	69	75
Melrose	1648	1435	3083	123	187
Middleton	593	179	773	31	71
Milford	2720	1041	3761	150	656
Millis	1328	291	1620	65	143
Milton	1157	1212	2369	95	80
Nahant	227	188	416	17	50
Natick	3250	1386	4636	185	384
Needham	2554	1334	3888	156	185
Newton	1176	3975	5151	206	396
Norfolk	1190	265	1455	58	86
N. Reading	1579	540	2120	85	137
Norwell	675	401	1076	43	110
Norwood	5941	1395	7336	293	452
Peabody	5826	2028	7854	314	783
Pembroke	936	551	1487	59	179
Quincy	4302	4077	8380	335	864
Randolph	4658	1301	5960	238	353
Reading	4174	1056	5230	209	241

* Some of the need for new units can be met by converting existing non-residential structures to housing or creating additional units in existing residences.

**MAPC's estimate of units that will be lost due to fire, mergers, redevelopment, deterioration, etc. If a community can keep this to a lower level by maintenance and rehabilitation, the number of new units needed for replacement would be decreased accordingly.

DRAFT PRELIMINARY COMMUNITY ALLOCATIONS OF SUBREGIONAL NEEDED HOUSING -- TO BEGIN DISCUSSION AND ANALYSIS WITH LOCAL OFFICIALS-SUBJECT TO ONGOING REFINEMENT

COMMUNITY	NEW UNITS* NEEDED 1975-2000			TOTAL NEW UNITS NEEDED ANNUALLY	(For Comparison) AVERAGE ANNUAL NEW CONSTRUCTION DURING HIGHEST CONSECUTIVE THREE YEAR PERIOD, 1960-76 (Building Permits)
	FOR INCREASED NUMBER OF HOUSEHOLDS	TO REPLACE LOST UNITS**	TOTAL NEW UNITS NEEDED		
Revere	2765	1840	4606	184	686
Rockland	1946	758	2704	108	259
Rockport	684	280	964	39	76
Salem	2733	1718	4451	178	391
Saugus	3364	1101	4466	179	220
Scituate	1761	794	2556	102	143
Sharon	2397	605	3003	120	127
Sherborn	542	183	725	29	52
Somerville	739	3592	4331	173	254
Southborough	1333	281	1615	65	79
Stoneham	2721	961	3682	147	293
Stoughton	5081	1146	6227	249	650
Stow	927	208	1136	45	65
Sudbury	2729	666	3395	136	152
Swampscott	1086	638	1725	69	274
Topsfield	1403	263	1666	67	54
Wakefield	3533	1160	4693	188	154
Walpole	2144	824	2969	119	148
Waltham	1806	2529	4335	173	531
Watertown	1058	1607	2665	107	286

* Some of the need for new units can be met by converting existing non-residential structures to housing or creating additional units in existing residences.

**MAPC's estimate of units that will be lost due to fire, mergers, redevelopment, deterioration, etc. If a community can keep this to a lower level by maintenance and rehabilitation, the number of new units needed for replacement would be decreased accordingly.

FOR DISCUSSION PURPOSES ONLY

DRAFT

DRAFT PRELIMINARY COMMUNITY ALLOCATIONS OF SUBREGIONAL NEEDED HOUSING -- TO BEGIN DISCUSSION AND ANALYSIS WITH LOCAL OFFICIALS-SUBJECT TO ONGOING REFINEMENT

COMMUNITY	NEW UNITS* NEEDED 1975-2000			TOTAL NEW UNITS NEEDED ANNUALLY	(For Comparison) AVERAGE ANNUAL NEW CONSTRUCTION DURING HIGHEST CONSECUTIVE THREE YEAR PERIOD, 1960-76 (Building Permits)
	FOR INCREASED NUMBER OF HOUSEHOLDS	TO REPLACE LOST UNITS**	TOTAL NEW UNITS NEEDED		
Wayland	1974	592	2566	103	110
Wellesley	801	1185	1987	79	115
Wenham	393	149	542	22	33
Weston	1547	511	2058	82	149
Westwood	2994	624	3619	145	92
Weymouth	4077	2534	6611	264	905
Wilmington	1867	786	2654	106	158
Winchester	631	1010	1641	66	123
Winthrop	577	907	1484	59	200
Woburn	4951	1574	6526	261	643
Wrentham	1323	327	1651	66	73
TOTAL	228,138	134,322	362,460	14,498	---

Sums of columns and rows may not precisely equal totals due to rounding errors.

* Some of the need for new units can be met by converting existing non-residential structures to housing or creating additional units in existing residences.

**MAPC's estimate of units that will be lost due to fire, mergers, redevelopment, deterioration, etc. If a community can keep this to a lower level by maintenance and rehabilitation, the number of new units needed for replacement would be decreased accordingly.

APPENDIX 2

Allocating Subsidized Housing: One and Three Year Objectives

The following pages contain one and three year objectives for housing assistance for each of the cities and towns within MAPC. This data is displayed for both elderly and family households and the communities are listed by subregions. Housing assistance includes any of a variety of forms of housing subsidy -- by no means entirely new construction.

The one and three year objectives are respectively equal to 5% and 15% of the outstanding need for housing assistance as of January 1, 1976. These objectives are suitable for use by the cities and towns in the development of their local Housing Assistance Plans, which are required to receive HUD Community Development Block Grants. These objectives are also summed by subregion and housing resources will be allocated to the subregion in a manner that is proportional to these objectives.

The estimates of outstanding housing need for each city are based on the 1970 housing need estimates adopted by the Council in its publication Low and Moderate Income Housing Needs in the Boston Region (October, 1974). The outstanding need in each of the communities is then calculated by subtracting all subsidized units added from 1970 through January 1, 1976, from the need in 1970. This data was obtained from the Department of Community Affairs' report, Inventory of Subsidized Housing in Massachusetts (1976). These estimates will be revised as soon as updated data on subsidized units added is available from DCA.

In addition to these objectives, the following policies, included in Metropolitan Boston Regional Housing Strategy: Goals, Objectives, Policies,

Implementation Techniques, will be used to guide subsidized housing allocations

1. The Council supports efforts to achieve a balance in the distribution of subsidized housing resources, proportional to the needs identified in each community, by family type. The Council also supports efforts to provide greater choice of housing location for minority and low and moderate income households. Elderly housing distribution should be based on the needs of the local elderly population; family housing distribution should be related to the needs of both existing families and of families which could take advantage of existing and future employment opportunities. Communities that have made an effort to meet family housing needs will receive preference in Council review of applications for elderly housing assistance.

2. The Council will develop a Housing Opportunity Plan (HOP) for the region based on discussions with the communities, which will further describe the distribution of housing resources in the region. An adopted HOP will make the cities and towns of the region eligible for bonus community development and housing funds from the Department of Housing and Urban Development and provide greater local control in obtaining the types of subsidies suitable for each community's needs.

3. Subsidized housing should not be concentrated within any neighborhood nor allocated to inferior sites within a community. Elderly housing should be near stores and services, preferably with easy access to public transporta Family housing should be located in areas with good access to employment opportunities.

The draft local one and three year objectives on the following pages will be discussed and analyzed with communities during the coming months in the process of developing an areawide Housing Opportunity Plan (HOP). A HOP will be approved by HUD only with the concurrence of at least one-half of the 101 MAPC communities representing at least 75 percent of the region's population. Sub-allocations of the objectives by housing type (new, rehabilitated, existing) and housing tenure (owner, renter) will also be determined during this process, also in consultation with the communities.

DRAFT ALLOCATION OF FAMILY AND ELDERLY SUBSIDIZED HOUSING

INNER 128 SUBREGION

DRAFT

COMMUNITY	1970 NEED (UNITS	1970-1976 EFFORT (UNITS)	EFFORT AS % OF NEED (%)	1976 NEED (UNITS)	1 YR. OBJECTIVE (UNITS)	3 YR. OBJECTIVE (UNITS)
Y:						
ARLINGTON	2068	267	12.9	1801	90	270
BELMONT	1165	80	6.9	1085	54	163
BOSTON	33206	2633	7.9	30573	1529	4586
BROOKLINE	3590	583	16.2	3007	150	451
CAMBRIDGE	4523	1156	25.6	3367	168	505
CHELSEA	1526	197	12.9	1329	66	199
EVERETT	1679	40	2.4	1639	82	246
LEXINGTON	612	88	14.4	524	26	79
MALDEN	2692	487	18.1	2205	110	331
MEDFORD	2428	238	9.8	2190	110	329
MELROSE	1107	433	39.1	674	34	101
MILTON	963	139	14.4	824	41	124
NEWTON	2587	95	3.7	2492	125	374
REVERE	1709	153	9.0	1556	78	233
SOMERVILLE	3961	377	9.5	3584	179	538
WALTHAM	1870	327	17.5	1543	77	231
WATERTOWN	1586	39	2.5	1547	77	232
WINCHESTER	512	111	21.7	401	20	60
WINTHROP	764	100	13.1	664	33	100
				61005	3049	9152
.Y:						
ARLINGTON	2125	111	5.2	2014	101	302
BELMONT	950	0	0.0	950	48	143
BOSTON	62839	6767	10.8	56072	2804	8411
BROOKLINE	3720	222	6.0	3498	175	525
CAMBRIDGE	8143	1453	17.8	6690	335	1004
CHELSEA	1736	296	17.1	1440	72	216
EVERETT	1797	189	10.5	1608	80	241
LEXINGTON	740	43	5.8	697	35	105
MALDEN	2526	339	13.4	2187	109	328
MEDFORD	1891	294	15.5	1597	80	240
MELROSE	885	53	6.0	832	42	125
MILTON	674	0	0.0	674	34	101
NEWTON	2764	170	6.2	2594	130	389
REVERE	2064	51	2.5	2013	101	302
SOMERVILLE	5694	309	5.4	5385	269	808
WALTHAM	2594	-7	-0.3	2601	130	390
WATERTOWN	1931	54	2.8	1877	94	282
WINCHESTER	675	0	0.0	675	34	101
WINTHROP	867	90	10.4	777	39	117
				94181	4712	14130

CCAL ALLOCATIONS ARE SUBJECT TO DISCUSSION WITH COMMUNITIES DURING DEVELOPMENT OF A USING OPPORTUNITY PLAN (HOP).

TE: Housing subsidies include any of a variety of forms of housing assistance -- by no means entirely new construction.

DRAFT ALLOCATION OF FAMILY AND ELDERLY SUBSIDIZED HOUSING

NORTH SHORE SUBREGION

DRAFT

COMMUNITY	1970 NEED (UNITS	1970-1976 EFFORT (UNITS)	EFFORT AS % OF NEED (%)	1976 NEED (UNITS)	1 YR. OBJECTIVE (UNITS)	3 YR. OBJECTIVE (UNITS)
ELDERLY:						
BEVERLY	1312	197	15.0	1115	56	167
DANVERS	603	62	10.3	541	27	81
ESSEX	132	0	0.0	132	7	20
GLOUCESTER	1506	244	16.2	1262	63	189
HAMILTON	172	0	0.0	172	9	26
IPSWICH	322	169	52.5	153	8	23
LYNN	5163	409	7.9	4754	238	713
MANCHESTER	164	48	29.3	116	6	17
MARBLEHEAD	755	48	6.4	707	35	106
MIDDLETON	74	0	0.0	74	4	11
NAHANT	107	64	59.8	43	2	6
PEABODY	1263	346	27.4	917	46	138
ROCKPORT	461	15	3.3	446	22	67
SALEM	2008	108	5.4	1900	95	285
SAUGUS	647	118	18.2	529	26	79
SWAMPSCOTT	545	0	0.0	545	27	82
TOPSFIELD	44	60	****			
WENHAM	67	84	****			
				13406	671	2010
FAMILY:						
BEVERLY	1270	78	6.1	1192	60	179
DANVERS	697	12	1.7	685	34	103
ESSEX	141	0	0.0	141	7	21
GLOUCESTER	1186	53	4.5	1133	57	170
HAMILTON	227	0	0.0	227	11	34
IPSWICH	394	15	3.8	379	19	57
LYNN	4691	1151	24.5	3540	177	531
MANCHESTER	237	0	0.0	237	12	36
MARBLEHEAD	756	0	0.0	756	38	113
MIDDLETON	145	0	0.0	145	7	22
NAHANT	173	0	0.0	173	9	26
PEABODY	1429	84	5.9	1345	67	202
ROCKPORT	287	15	5.2	272	14	41
SALEM	1991	786	39.5	1205	60	181
SAUGUS	800	39	4.9	761	38	114
SWAMPSCOTT	425	0	0.0	425	21	64
TOPSFIELD	157	0	0.0	157	8	24
WENHAM	143	0	0.0	143	7	21
				12916	646	1939

LOCAL ALLOCATIONS ARE SUBJECT TO DISCUSSION WITH COMMUNITIES DURING DEVELOPMENT OF A HOUSING OPPORTUNITY PLAN (HOP).

NOTE: Housing subsidies include any of a variety of forms of housing assistance -- by no means entirely new construction.

DRAFT ALLOCATION OF FAMILY AND ELDERLY SUBSIDIZED HOUSING

NORTH SUBREGION

DRAFT

COMMUNITY	1970 NEED (UNITS	1970-1976 EFFORT (UNITS)	EFFORT AS % OF NEED (%)	1976 NEED (UNITS)	1 YR. OBJECTIVE (UNITS)	3 YR. OBJECTIVE (UNITS)
RLY:						
BURLINGTON	145	60	41.4	85	4	13
LYNNFIELD	184	64	34.8	120	6	18
NO.READING	145	3	2.1	142	7	21
READING	460	10	2.2	450	23	68
STONEHAM	614	100	16.3	514	26	77
WAKEFIELD	762	11	1.4	751	38	113
WILMINGTON	278	12	4.3	266	13	40
WOBURN	900	20	2.2	880	44	132
				3208	161	482
.Y:						
BURLINGTON	580	13	2.2	567	28	85
LYNNFIELD	313	0	0.0	313	16	47
NO.READING	288	8	2.8	280	14	42
READING	441	26	5.9	415	21	62
STONEHAM	646	1	0.2	645	32	97
WAKEFIELD	706	67	9.5	639	32	96
WILMINGTON	429	20	4.7	409	20	61
WOBURN	1068	30	2.8	1038	52	156
				4306	215	646

CAL ALLOCATIONS ARE SUBJECT TO DISCUSSION WITH COMMUNITIES DURING DEVELOPMENT OF A USING OPPORTUNITY PLAN (HOP).

TE: Housing subsidies include any of a variety of forms of housing assistance -- by no means entirely new construction.

DRAFT ALLOCATION OF FAMILY AND ELDERLY SUBSIDIZED HOUSING

NORTHWEST SUBREGION

DRAFT

COMMUNITY	1970 NEED (UNITS	1970-1976 EFFORT (UNITS)	EFFORT AS % OF NEED (%)	1976 NEED (UNITS)	1 YR. OBJECTIVE (UNITS)	3 YR. OBJECTIVE (UNITS)
ELDERLY:						
ACTON	126	78	61.9	48	2	7
BEDFORD	153	40	26.1	113	6	17
BOLTON	28	0	0.0	28	1	4
BOXBOROUGH	19	0	0.0	19	1	3
CARLISLE	46	0	0.0	46	2	7
CONCORD	401	12	3.0	389	19	58
LINCOLN	36	0	0.0	36	2	5
LITTLETON	181	51	28.2	130	7	20
MAYNARD	413	90	21.8	323	16	48
STOW	95	0	0.0	95	5	14
				1227	61	183
FAMILY:						
ACTON	390	10	2.6	380	19	57
BEDFORD	411	73	17.8	338	17	51
BOLTON	86	0	0.0	86	4	13
BOXBOROUGH	111	0	0.0	111	6	17
CARLISLE	94	0	0.0	94	5	14
CONCORD	382	20	5.2	362	18	54
LINCOLN	276	62	22.5	214	11	32
LITTLETON	205	6	2.9	199	10	30
MAYNARD	342	5	1.5	337	17	51
STOW	108	0	0.0	108	5	16
				2229	112	335

LOCAL ALLOCATIONS ARE SUBJECT TO DISCUSSION WITH COMMUNITIES DURING DEVELOPMENT OF A HOUSING OPPORTUNITY PLAN (HOP).

NOTE: Housing subsidies include any of a variety of forms of housing assistance -- by no means entirely new construction.

DRAFT ALLOCATION OF FAMILY AND ELDERLY SUBSIDIZED HOUSING

WEST SUBREGION

COMMUNITY	1970 NEED (UNITS	1970-1976 EFFORT (UNITS)	EFFORT AS % OF NEED (%)	1976 NEED (UNITS)	1 YR. OBJECTIVE (UNITS)	3 YR. OBJECTIVE (UNITS)
Y:						
ASHLAND	180	0	0.0	180	9	27
FRAMINGHAM	1329	125	9.4	1204	60	181
HOLLISTON	163	48	29.4	115	6	17
HOPKINTON	152	60	39.5	92	5	14
HUDSON	433	96	22.2	337	17	51
MARLBOROUG	759	213	28.1	546	27	82
MILFORD	655	152	23.2	503	25	75
NATICK	718	141	19.6	577	29	87
SOUTHBOROU	117	56	47.9	61	3	9
SUDBURY	106	72	67.9	34	2	5
WAYLAND	184	56	30.4	128	6	19
WELLESLEY	755	96	12.7	659	33	99
WESTON	145	0	0.0	145	7	22
				4581	229	688
Y:						
ASHLAND	247	0	0.0	247	12	37
FRAMINGHAM	2248	506	22.5	1742	87	261
HOLLISTON	297	0	0.0	297	15	45
HOPKINTON	204	0	0.0	204	10	31
HUDSON	472	35	7.4	437	22	66
MARLBOROUG	1052	135	12.8	917	46	138
MILFORD	654	631	96.5	23	1	3
NATICK	1025	53	5.2	972	49	146
SOUTHBOROU	181	0	0.0	181	9	27
SUDBURY	274	7	2.6	267	13	40
WAYLAND	288	10	3.5	278	14	42
WELLESLEY	674	13	1.9	661	33	99
WESTON	306	0	0.0	306	15	46
				6532	326	981

CAL ALLOCATIONS ARE SUBJECT TO DISCUSSION WITH COMMUNITIES DURING DEVELOPMENT OF A USING OPPORTUNITY PLAN (HOP).

TE: Housing subsidies include any of a variety of forms of housing assistance -- by no means entirely new construction.

DRAFT ALLOCATION OF FAMILY AND ELDERLY SUBSIDIZED HOUSING

SOUTHWEST SUBREGION

DRAFT

COMMUNITY	1970 NEED (UNITS	1970-1976 EFFORT (UNITS)	EFFORT AS % OF NEED (%)	1976 NEED (UNITS)	1 YR. OBJECTIVE (UNITS)	3 YR. OBJECTIVE (UNITS)
ELDERLY:						
BELLINGHAM	180	115	63.9	65	3	10
CANTON	387	31	8.0	356	18	53
DEDHAM	809	131	16.2	678	34	102
DOVER	56	0	0.0	56	3	8
FRANKLIN	240	93	38.7	147	7	22
FOXBOROUGH	277	64	23.1	213	11	32
MEDFIELD	177	84	47.5	93	5	14
MEDWAY	159	65	40.9	94	5	14
MILLIS	98	40	40.8	58	3	9
NEEDHAM	762	30	3.9	732	37	110
NORFOLK	62	64	****	-2	-0	-0
NORWOOD	895	187	20.9	708	35	106
SHARON	206	64	31.1	142	7	21
SHERBORN	31	0	0.0	31	2	5
STOUGHTON	483	128	26.5	355	18	53
WALPOLE	352	0	0.0	352	18	53
WESTWOOD	223	78	35.0	145	7	22
WRENTHAM	153	0	0.0	153	8	23
				4376	221	657
FAMILY:						
BELLINGHAM	308	58	18.8	250	13	38
CANTON	476	12	2.5	464	23	70
DEDHAM	892	22	2.5	870	44	131
DOVER	123	0	0.0	123	6	18
FRANKLIN	463	85	18.4	378	19	57
FOXBOROUGH	391	35	9.0	356	18	53
MEDFIELD	210	32	15.2	178	9	27
MEDWAY	197	29	14.7	168	8	25
MILLIS	134	3	2.2	131	7	20
NEEDHAM	889	20	2.2	869	43	130
NORFOLK	149	0	0.0	149	7	22
NORWOOD	954	22	2.3	932	47	140
SHARON	268	1	0.4	267	13	40
SHERBORN	134	0	0.0	134	7	20
STOUGHTON	609	132	21.7	477	24	72
WALPOLE	524	1	0.2	523	26	78
WESTWOOD	344	0	0.0	344	17	52
WRENTHAM	207	0	0.0	207	10	31
				6820	341	1024

LOCAL ALLOCATIONS ARE SUBJECT TO DISCUSSION WITH COMMUNITIES DURING DEVELOPMENT OF A HOUSING OPPORTUNITY PLAN (HOP).

NOTE: Housing subsidies include any of a variety of forms of housing assistance -- by no means entirely new construction.

DRAFT ALLOCATION OF FAMILY AND ELDERLY SUBSIDIZED HOUSING

SOUTH SHORE SUBREGION

DRAFT

COMMUNITY	1970 NEED (UNITS	1970-1976 EFFORT (UNITS)	EFFORT AS % OF NEED (%)	1976 NEED (UNITS)	1 YR. OBJECTIVE (UNITS)	3 YR. OBJECTIVE (UNITS)
LY:						
BRAINTREE	712	191	26.8	521	26	78
COHASSET	170	64	37.6	106	5	16
DUXBURY	206	53	25.7	153	8	23
HANOVER	146	1	0.7	145	7	22
HINGHAM	432	63	14.6	369	18	55
HOLBROOK	231	64	27.7	167	8	25
HULL	244	0	0.0	244	12	37
MARSHFIELD	270	132	48.9	138	7	21
NORWELL	119	80	67.2	39	2	6
PEMBROKE	173	68	39.3	105	5	16
QUINCY	3744	1478	39.5	2266	113	340
RANDOLPH	428	125	29.2	303	15	45
ROCKLAND	437	0	0.0	437	22	66
SCITUATE	417	88	21.1	329	16	49
WEYMOUTH	1315	380	28.9	935	47	140
				6257	311	939
LY:						
BRAINTREE	794	381	48.0	413	21	62
COHASSET	231	0	0.0	231	12	35
DUXBURY	226	6	2.7	220	11	33
HANOVER	226	1	0.4	225	11	34
HINGHAM	438	0	0.0	438	22	66
HOLBROOK	397	1	0.3	396	20	59
HULL	541	6	1.1	535	27	80
MARSHFIELD	485	18	3.7	467	23	70
NORWELL	193	1	0.5	192	10	29
PEMBROKE	279	11	3.9	268	13	40
QUINCY	3454	458	13.3	2996	150	449
RANDOLPH	717	3	0.4	714	36	107
ROCKLAND	483	171	35.4	312	16	47
SCITUATE	458	17	3.7	441	22	66
WEYMOUTH	1715	393	22.9	1322	66	198
				9167	460	1375

CAL ALLOCATIONS ARE SUBJECT TO DISCUSSION WITH COMMUNITIES DURING DEVELOPMENT OF A USING OPPORTUNITY PLAN (HOP).

TE: Housing subsidies include any of a variety of forms of housing assistance -- by no means entirely new construction.

HOUSING ASSISTANCE PLAN REVIEW CHECKLIST

Community: Date of application: MAPC#

☐ We find the Housing Assistance Plan to be consistent with regional goals and objectives.

☐ We have the following comments on the Housing Assistance Plan:

TABLE I

___ Not consistent with known data.

TABLE II

___ MAPC Housing need figures have not been taken into account. (See "Low and Moderate Income Housing Needs in the Boston Region.")

___ Expected To Reside figures omitted or inadequate.

TABLE III

___ Balance of elderly, family and large family goals is inconsistent with Table II needs.

___ Recommend consideration of rehabilitation programs.

___ Recommend consideration of new construction for low- and moderate-income households.

___ Goals too low to meet needs sufficiently soon.

TABLE IV

___ Locations for proposed lower income housing do not appear to meet HUD requirements.

GENERAL, OTHER

___ Computational error(s) on Table _____.

___ Required data omitted on Table _____.

___ Source of data not indicated for Table _____.

___ More information needed:

ADDITIONAL COMMENTS

APPENDIX 4

HOUSING REVIEW CHECKLIST

Project Name: Community: HUD # MAPC #H-77-

Based on the limited information available to us, we have the following concerns about this proposal:

___ LOCATION/ACCESSIBILITY CONCERNS

___ NEIGHBORHOOD CONCERNS

___ SITE/ENVIRONMENTAL CONCERNS

___ INCONSISTENCY WITH REGIONAL/LOCAL PLANS

ADDITIONAL COMMENTS

☐ No comments, based on information available.

OTHER COMMENTS RECEIVED

The Council referred this application to the Community's MAPC Representative for review.

☐ The comments are enclosed.

☐ Should a response be received, the comments will be forwarded.

Date: Metropolitan Area Planning Council 7/7

APPENDIX 5

List of Documents that Constitute the Housing Element

Chapter 774: Four Years Later: An Interpretive Analysis of the Law and Review of Activities. August 1974.

Developing Housing Strategies for the Metropolitan Boston Region: Problems and Goals. November 1976.

Developing Housing Strategies for the Metropolitan Boston Region: Problems of the Local Property Tax. June 1977.

Facing the Region's Housing Problems. Draft, March 1978.

The Housing Element of the Comprehensive Plan-Summary Statement. March 1978.

Housing Metropolitan Boston: The Challenge and the Response, A Program Design to Meet the Housing Needs of Metropolitan Boston. December 1971.

Impacts of Housing Development on Community and Region. September 1977.

Low and Moderate Income Housing Needs in the Boston Region. October 1974.

MAPC Resources for Community Development, Neighborhood Revitalization and Housing Rehabilitation. April 1978.

Metropolitan Boston Regional Housing Strategy - Goals, Objectives, Policies, Implementation Techniques. March 1978.

Problems Involving the Supply of Housing in the Boston Region. September 1976.

Rehabilitation Grant and Loan Programs in MAPC Communities. In preparation.

Residential Growth in the Metropolitan Boston Region. June 1977.

Residential Zoning in the MAPC Region. December 1972.

Subsidized Housing in the Boston Region as of December 31, 1973. May 1974.

APPENDIX 6

LAWS, EXECUTIVE ORDERS, AND REGULATIONS PERTAINING TO

NON DISCRIMINATION IN HOUSING*

A. Chapter 151B, Section 4, Massachusetts General Laws. All persons shall have the right to full and equal accomodations, advantages, facilities, and privileges of any place of public accomodation, resort or amusement, subject only to the conditions and limitations established by and applicable alike to all persons.

B. Chapter 272, Section 98, Massachusetts General Laws. The public Accomodations Law. Prohibits discrimination in the admission to, or the treatment in, a place of public accomodation.

C. Title VI, Civil Rights Act of 1964. Provices that no person in the United States shall on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

D. Section 109, Housing and Community Development Act of 1974. Provides that no person in the United States shall on the grounds of race, color national origin or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Title.

Section 570.601 of the Community Development Block Grant Regulations. Outlines the various prohibited discriminatory actions and, more importantly, requires the amelioration of the effects of past discrimination. Discrimination is banned, inter alia, in the: offering of wervices or facilities; treatment of individuals; utilization of criteria and methods of administration; and determination of sites or locations of housing or facilities.

E. Title VIII, Civil Rights Act of 1968. Provides for fair housing throughout the United States. Discrimination prohibited: refusal to sell, rent, or negotiate, or otherwise to make unavailable; discrimination in terms, conditions and privileges; discrimination in financing; and discrimination in membership to multilisting services and real estate brokers organizations. Discrimination is prohibited on the ground of race, color, religion, sex and national origin.

F. Executive Order 11063. Requires equal opportunity in housing and related facilities provided by federal financial assistance.

G. Executive Order No. 74, as amended and revised by Executive Order No. 116. Governor's Code of Fair Practices. State agencies disbursing financial assistance, including but not limited to loans and grants, shall encourage recipient organizations and agencies to undertake affirmative action programs designed to eliminate patterns and practices of discrimination. At the request of the Massachusetts Commission Against Discrimination, state agencies disbursing such assistance shall develop, subject to review and revision by the Massachusetts Commission Against Discrimination, rules, regulations and procedures necessary to implement the goals of nondiscrim-

ination and affirmative action.

---

*Source: Massachusetts Commission Against Discrimination

BOSTON
PUBLIC
LIBRARY